

Industrial Lease Comp	
Address: 623 S. 32 <sup>nd</sup> Street, Richmond CA	
Price: \$4,810 per month gross	Cost per sq.ft.: \$0.53/sq.ft.
Building Size: 9,075 sq.ft.	Yard Area: 5,000 sq.ft. yard w/2,300 sq.ft. dirt lot
Terms, Conditions, Comments: 5 year lease w/3% annual increase, tenant received 1 month free rent (June 2014). Taken in "as is" condition.	
Landlord: Lou Buty, Buty Family Trust	Tenant: Doug Johnson, ClayPeople Inc
Listing Broker: Robinson Real Estate, Scott Robinson	Leasing Broker: Same



**DOCK HI: WAREHOUSE FOR SALE  
A FEW FREEWAY EXITS AWAY FROM GILMAN ST. ON I-580  
WITH OFF-STREET PARKING/YARD  
623 South 32<sup>nd</sup> Street - Take the Regatta Exit – One Exit above Bayview**

*Approximately 9,075 sq. ft. Warehouse on a 17,500 Sq. Ft. Parcel Featuring:*

- ◆ 3-18'w x 10'h Docks
- ◆ 2,265 Sq. Ft. Side Yard
- ◆ 750 Sq. Ft. Offices
- ◆ 4,800 Sq. Ft. Front Yard
- ◆ Halogen Lights
- ◆ Brand New Roof

**SALE PRICE: \$899,000 (\$99/sq. ft.)**  
Property can be for lease 9,075 sq. ft. - \$0.59/ sq. ft.

**FOR FURTHER INFORMATION PLEASE CONTACT Scott Robinson 510/914-8785**  
Or email [scott@robinsonreal.com](mailto:scott@robinsonreal.com)

*Information Herein Deemed Reliable but not Guaranteed.*